

City of Alexandria, Virginia

Old Town North Small Area Plan Advisory Group Meeting #1



Thursday, October 29, 2015

7:00 – 9:00 PM

City Hall - Sister Cities Conference Room



City of Alexandria, Virginia

1992 OTN SAP BACKGROUND



1992 OTN SAP Background



OLD TOWN NORTH SMALL AREA PLAN



ADOPTED 1992 MASTER PLAN ALEXANDRIA, VIRGINIA

*Amended 6/17/1995, Ordinance 3805
Amended 12/12/1998, Ordinance 4030
Amended 1/25/2003, Ordinance 4287
Amended 6/28/2011, Ordinance 4733
Amended 2/25/2012, Ordinance 4749
Amended 11/16/2013, Ordinance 4841
Amended 3/15/2014, Ordinance 4862
Amended 4/18/2015, Ordinance 4398*

List of Old Town North Community Task Force Participants and Attendees

ADAMS, Madeleine
ADAMS, Steve
ANDERSON, Carol
ANDROUS, A.P.
ANHUT, Bill
ARTEMEL, Engin
BEACH, Barbara (Attorney)
BLAIR, Duncan (Attorney)
BOATNER, Jim
CHURCH, Jerry
CLARK, Marion L.
CRADDOCK, Robert E.
CRITTEOUS, Henry (Attorney)
DEMPSEY, Eob
DRIVER, Robert
EMRICH, Jerry
EPSTEIN, Peter
EURIPIDES, Barbara
EURIPIDES, Charlie
FISHER, Bob
GAHRES, James
GILLILAND, Richard
GREER, Sally Ann
GUENTHER, Matthew
HARPER, Mary Anne
HART, Bud (Attorney)
HARWOOD, Alan
HENNIGAN, Tom
HOFFMAN, John
HOLLIS, Janet
HOLLIS, Richard
HUTTON, Linda
JOHNSON, Debbie
KALERGIS, James G.
KESTERMAN, Fritz
KNIGHT, Jeff
LABOVITZ, Peter C.
LABOWITZ, Ken (Attorney)
LAMOND, Angus S. Jr.
LEE, Karen
LONG, Teak
MACHANIC, Roger
MACRAE, Marion M.
MARTINO, Marty
MCAFFE, Skip
MCLAUGHLIN, Shawn P.
MEEKS, Virginia

MEEKS, William L.
MEJIAS, Carlos
MERCK, Carolyn
METZBOWER, Frank
MEUSHAW, Carey
MIDDLETON, Barton
MIDDLETON, Howard (Atty.)
NORTON, Howard R.
OLVERA, Orlando
PAYTON, Neal
PEFFLEY, Karen
PIERCE, Beth H.
PLEDGER, Donald
POLAK, Willem
QUILL, Lee, Chairman (Architect)
RAK, Jonathan (Attorney)
RICHARDS, Darla
RITTER, Kenneth
RITTER, Linda
ROUSOS, Bill
SCHIEFER, Andrew
SMITH, Buzz
SPENCER, Keith
SWISHER, Ron
TALBOT, Nancy
THOMAS, Eugene
THOMAS, Henry A. (Attorney)
THOMAS, Wade
THOMPSON, George R.
THOMPSON, Jean
VAN HOUTEN, 3eth
VERGARA, Frank
VOSS, Mark R.
WALKER, Chris
WAY, George Ann
WEINBERG, Rick
WHITTON, Linda
WIESMAN, Anita
WILLIAMS, John B.
WOODMAN, Jan B.
ZATERMAN, Sunia
ZIMMERMAN, Gil
ZIMMERMAN, Lia

1992 OTN SAP Background



1958 Sanborn
Map



1992 OTN SAP

Background - Early to late 20th Century Context



Examples of Manufacturing Sites in Early to mid 20th Century

- Cotton Mill (Washington/Pendleton)
- Norton Meat Rendering (Madison/Lee)
- Shell Oil Co (Madison/Fairfax)
- Texaco (Pendleton/Fairfax)
- American Chemical Co (Union/Oronoco)
- Tidewater Oil Co (Pitt/Wythe)
- ABC W. Transit Bus Garage (Pitt/Pendleton)
- Portner's Brewery (Pendleton/Wythe)
- Alexandria Glass Co (Fairfax/Montgomery)
- Alexandria Gas Co (Oronoco/Lee)
- Fertilizer Companies
- Coal Companies
- Kilns

Demographics	1970	1990	2010	2015
Population	2,010	2,087	2,764	3,118
Housing Units	1,180	1,413	2,045	2,280
Households	1,069	1,349	1,880	2,101
Population in Households	2,010	2,081	2,755	3,109
Average Household Size	1.88	1.54	1.47	1.48

1992 OTN SAP

Background - 1992 Land Use Mix & Development Sites

1992 OLD TOWN NORTH SMALL AREA PLAN EXISTING LAND USE – OLD TOWN NORTH (Exclusive of Rights of Way)

LAND USE	ACREAGE	PERCENT OF TOTAL
Residential	31.9	23.0%
Office/Office Warehouse	41.8	30.2%
Other Commercial	19.2	13.9%
Utility/Transportation	27.9	20.1%
Parks	7.2	5.2%
Common Area	7.2	5.2%
Vacant Land	3.4	2.5%
	138.6	100.1%



1992 OTN SAP

Background - Goals and Recommendations



Page 1: “This 1990 Small Area Plan for Old Town North aims to achieve a fair balance between competing residential and commercial interests. It applies comprehensive planning, zoning and urban design techniques as innovative, creative tools to improve the character and quality of the area. . .”

1992 Goals and Recommendations in the following Areas:

- Land Use, Heights and Zoning
- Urban Design
- Thoroughfare and Traffic Improvements
- Retail Focus Areas

1992 OTN SAP Background



**Map 6
Major Development /
Redevelopment Sites (1992)**



OLD TOWN NORTH

2015 RE-DEVELOPMENT &
DEVELOPMENT SITES
October 26, 2015

FUTURE POTENTIAL SITES

1. NRG-PRGS
2. Crowne Plaza Hotel
3. Craddock Site

REQUESTS FOR PROPOSALS

4. WMATA Bus Barn
5. ARHA Properties

PENDING APPLICATIONS

6. Canal Center - Public Improvements/ Garage Enhancements
7. 800 - 802 N. Washington (Towne Motel)
8. Old Colony Inn
9. ABC/Giant
10. 801 N. Fairfax (Residential Conversion)

APPROVED AND/OR UNDER CONSTRUCTION

11. Robinson Terminal North
12. Health Department
13. Cotton Factory (The Mill)
14. 700 N. Washington

RECENTLY CONSTRUCTED

15. Harris Teeter/ The Kingsley
16. The Oronoco
17. Printers Row

*These are sites as they have been identified
at the start of the planning process.



1992 OTN SAP

Background – Post Plan Approval



AMENDMENTS TO 1992 OLD TOWN NORTH SMALL AREA PLAN (As of 4/21/2015)

Master Plan Amendment	Passage Date	Address	Land Use Change
MPA94-0003A	6/17/1995	1200 N. Pitt Street	Change in land use designation from OC to CD-X
MPA98-0005	12/12/1998	No specific address; Text changes	
MPA 2002-0004	1/25/20003	409 N. Pitt Street (blocks bounded by N. Pitt, N. Royal, Princess and Pendleton Street)	Change in land use designation from RM/Residential to CRMU-X/Residential
MPA 2011-0002	6/28/2011	717, 716, 723, 735 N. St. Asaph; 716 N. Pitt Street (Harris Teeter)	Change in land use designation from CD to CDD#20
MPA2011-001	2/25/2012	Waterfront Plan	Incorporation of the Waterfront Plan into the Master Plan
MPA 2013-0004	11/16/2013	700 & 710 N. Washington Street (Travelodge)	Change in land use designation from CD-X to CRMU-X
MPA2014-0001	3/15/2014	509 N. St. Asaph Street (Health Department)	Change in land use designation from RM/Townhouse to CRMU-X
MPA2014-0010	4/18/2015	513 & 515 N. Washington St. (The Mill)	Change in land use designation from RM to OC

City of Alexandria, Virginia

OTN SAP UPDATE



OTN SAP UPDATE

FY 2016 Interdepartmental Long Range Planning Work Program



Housing, Planning and Zoning, Recreation, Parks and Cultural Activities, Transportation and Environmental Services, Office of Historic Architecture, Code Administration, General Services, Department of Project Implementation, AROP, ACVA

Last modified: 5/13/2016 4:01 PM

ATTACHMENT 2: Updated Draft FY 2016 Interdepartmental Long Range Planning Work Program (Chronological)

		Calendar 2015												Calendar 2016												Calendar 2017												Calendar 2018																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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Ongoing Implementation Work/Special Projects

- A. Housing Master Plan (Housing, FC, GS, ACRA, TRA, Code, GS, ACRA, DCAR/Office of Aging)
- B. Reimagined Plan (FC, TRA, RPA, Housing)
- C. Landmark/Van Dusen Corridor Plan (FC, DP, TRA, RPA, Housing)
- D. Arlington Action Plan (FC, Housing, TRA, Four Mile Run (RPA, TRA)
- E. Arlington Plan (FC, RPA, Housing, TRA)
- F. South Potomac Yard Plan (FC, TRA, RPA, Housing)
- G. Waterfront (DP, FC, RPA, TRA)
- H. Mayfield (FC, TRA)
- I. Citywide Parks Plan (RPA)
- J. Open Space Master Plan (RPA)
- K. Public Art Implementation Plan (RPA, FC, TRA, GS)
- L. Urban Forestry Master Plan (RPA)
- M. DASH (TRA, DASH)
- N. Downtown 3M KY Line (TRA, FC, GS, RPA)
- O. AROP Strategic Plan (AROP, PLZ, ACVA, DP, Code, Housing)
- P. Census, Forecasting and Demographics (PLZ)
- Q. Fire Station Location Study (DPA, GS, PLZ, PLZ)
- R. Industrial Study Phase 2 (PLZ, AROP)
- S. Regional Transportation Initiatives (TRA)
- T. Regional Planning and Policy Initiatives (All Departments)
- U. Carlyle Valley (PLZ, RPA, AROP, Vail Alexandria, TRA)
- V. Civic Engagement (PLZ & all Departments)

COLOR KEY

- Temporary staff work, site technical analysis
- Planning with public engagement
- Approved process
- Implementation with public engagement

OTN SAP UPDATE

Advisory Group Charge (City Council Resolution 2682)



- That the role of the Advisory Group shall be to provide assistance and insight to City staff throughout the key stages of the Old Town North Small Area Plan Update process.
- That the Advisory Group shall complete the **following tasks**:
 - **Attend scheduled meetings** which shall be open to the public and which shall be identified in an Old Town North Small Area Plan Update Work Plan that is to be produced for this project.
 - **Provide input and insight on issues and opportunities** throughout the key stages of the planning process.
 - **Assist in development and execution of the civic engagement process** consistent with the Work Plan and the City's *What's Next Alexandria* processes and procedures; and
 - **Advise and make recommendations regarding Plan content**, including vision, framework, principles and other elements of the Plan.

OTN SAP UPDATE

Advisory Group Charge (City Council Resolution 2682)



- That throughout the planning process, **the Advisory Group shall work towards development of consensus positions**, brokered compromises and formal votes to the extent possible and, in cases where there are differing opinions, they shall be included in reports to City Council.
- That the Advisory Group shall work with staff and other professionals involved in the project throughout the planning process to **achieve a final set of recommendations for incorporation into a proposed Old Town North Small Area Plan Update** and such recommendations shall be summarized in a letter forwarded from the Advisory Group to the Director of Planning and Zoning with the letter also included in the final staff report to City Council; and
- That the Advisory Group shall sunset when the Old Town North Small Area Plan Update is approved by City Council.

OTN SAP UPDATE

Meetings and City Project Team



Meetings

- All Advisory Group Meetings are Public
- All Advisory Group Meetings require advance Public Notification
 - eNews; Website;
 - Other
- Limitations

City Interdepartmental Project Team

- Planning and Zoning Department (Lead)
- Alexandria Economic Development Partnership
- City's Energy Manager
- Department of Recreation, Parks and Cultural Activities
- Department of Transportation and Environmental Services
- Office of Historic Alexandria
- Office of Housing



OTN SAP UPDATE

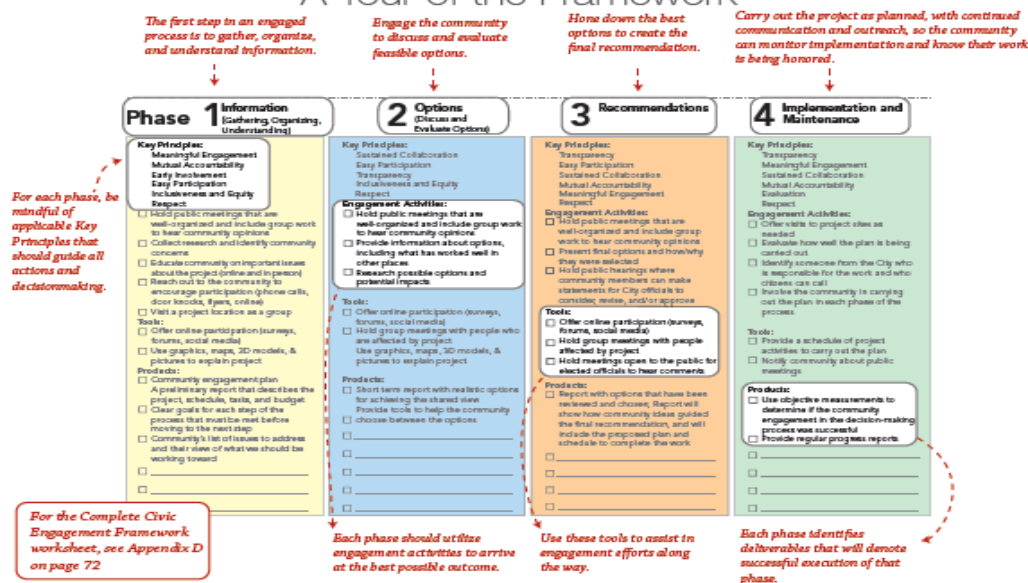
Civic Engagement Phases

What's Next Alexandria

- What's Next Alexandria Civic Engagement Handbook
- What's Next Alexandria Civic Engagement Phases for Planning Processes
 - Information Gathering
 - Options
 - Recommendations
 - Plan Implementation and Maintenance
- Principles for each Phase
- Tools for each Phase

SECTION 4 | FRAMEWORK

A Tour of the Framework



CITY OF ALEXANDRIA | CMO ENGAGEMENT HANDBOOK

19

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Civic Engagement



Civic Engagement Tools – Advisory Group

- AG Regular Meetings
- AG Community Meetings
- AG Special Events
- Regular Feedback loops between AG members and respective stakeholder groups (in person - electronic)
- Tours
- Other

Civic Engagement Tools - Electronic

- OTN SAP Update Webpage
- OTN SAP Comment Board (pending)
- OTN SAP Alex Engage (pending)
- Other

Document Sharing

- Meeting Materials
- Work Plan
- Tour Itineraries
- Project Brief
- Future Documents

City of Alexandria, Virginia

OTN SAP UPDATE DRAFT WORK PLAN FOR REVIEW AND DISCUSSION



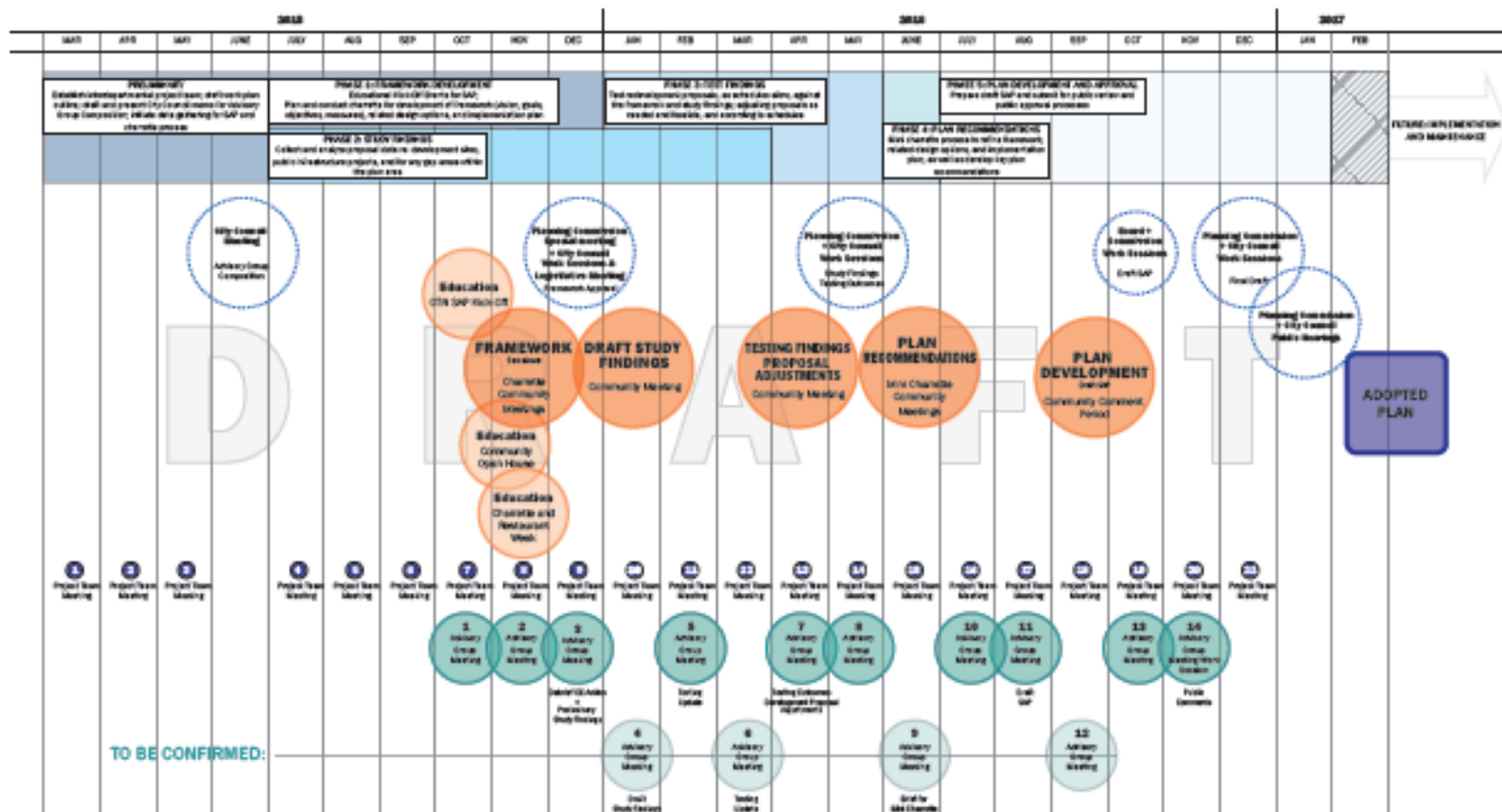
OTN SAP UPDATE

Draft Work Plan



WORK PLAN DIAGRAM OLD TOWN NORTH SAP

October 22, 2015



City of Alexandria, Virginia

DEVELOPMENT OF THE FRAMEWORK



OTN SAP UPDATE

Framework Development



- Build on the 1992 OTN SAP Goals and Recommendations
- Planning Framework Areas
 - Planning, Urban Design and Land Use
 - Transportation
 - Housing
 - Infrastructure and Environmental Sustainability
 - Open Space, Recreation, and Cultural Activities
 - Historic Preservation
 - Economic Development
- Key Planning Tool for Framework – Charrette
- OTN SAP Advisory Group Charrette Subcommittee
- Post Charrette Public Hearings – Seek Green Light to move from Phase 1 to Phases 2 and 3 of Work Plan

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Educational Events



- **Old Town North Small Area Plan Update - Educational Outreach Events**
 - Debrief October 10, 2015 Tone Up and Check In Event
 - Proposed Community Open House Event (November 12, 2015)
 - Framework Development - Charrette
 - [Old Town North Self-Guided Tours](#)

City of Alexandria, Virginia

PROJECT BRIEF



OTN SAP UPDATE

Draft Project Brief



- **Compilation of existing data, plans and policies** for City, Advisory Group, and Community use as a reference tool during the full planning process.
- **Organized by Planning Framework Areas**
 - Introduction
 - Planning, Urban Design and Land Use
 - Transportation
 - Housing
 - Infrastructure and Environmental Sustainability
 - Open Space, Recreation and Cultural Activities
 - Historic Preservation
 - Economic Development
- **Comments Welcomed**

City of Alexandria, Virginia

FUTURE MEETINGS



OTN SAP UPDATE

Proposed Future Meeting Dates



- **Next Steps: Proposed Meeting Dates for Balance of 2015 – For Discussion:**
 - November 9th – Advisory Group Meeting #2 - Preparation for Framework Development (Charrette)
 - November 12th – Advisory Group Community Open House
 - November 16-20 – Framework Development (Charrette)
 - December 1st – Planning Commission Public Hearing
 - December 12th – City Council Public Hearing
 - December 17th – Advisory Group Meeting #3 - Debrief Planning Commission and City Council Meetings and Next Steps

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